



**MEMORANDUM**

TO: Town Council

FROM: Planning Commission

DATE: August 7, 2007

SUBJECT: SUP 07-0005 – Special Use Permit for Large Format Retail Sales in the General Commercial (GC) zoning district at the Gables Shopping Center at 1344 South Main Street

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Planning Commission Recommendation:

**APPROVAL** with the following conditions:

1. Prohibit exiting left turns from the rear Country Club Drive entrance by requiring right turn only improvements which channel exiting vehicles back towards South Main Street.
2. Prohibit attached signage along the rear and side facades of the building addition.
3. Require one (1) cross access drive on the southern property line between the Gables Shopping Center and the adjacent property. The cross access drive is to be located approximately in the middle of the Gables Shopping Center southern property line. The drive shall be offset from the drive aisle in front of the main shopping center building.
4. Require that a roof down spout system be constructed in substantial conformity of the *Proposed Conditions Exhibit* dated 7/30/07. If it is determined infeasible, a modification of the proposal shall be allowed, however it shall meet the intent of the planned low impact development feature.

For: Crawford, Dent, Hensley, Hodgson, Howard, Jones, Lancaster, Lesko, Oliver

Against:

Abstain:

Absent:

In so recommending approval of this Special Use Permit, the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.